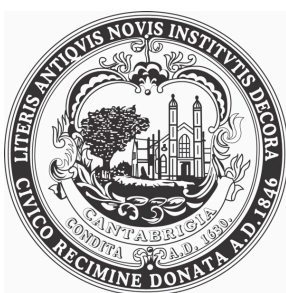


JUST

THE

FACTS

A demographic and
commercial information
resource about
**Cambridge,
Massachusetts**



City of Cambridge

Economic Development Division
Community Development Department
344 Broadway, 3rd floor
Cambridge, MA 02139
www.cambridgema.gov/business

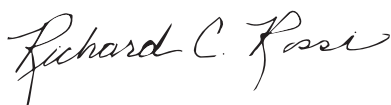
WELCOME TO CAMBRIDGE!

Whether you are living, working, innovating or just visiting here, our unique city has something for everyone. We have award-winning restaurants, world-class academic institutions, vibrant neighborhoods, rich cultural diversity and a passion for preserving our past while evolving toward our future.

Cambridge's reputation as a hub of innovation is legendary. These accomplishments are born out of our engaged citizenry taking advantage of Cambridge's many assets, including geography, resources, diversity and knowledge. It is a great place for business.

The City is committed to the success of our business community. If you are thinking about starting, expanding or improving your business in Cambridge, city government serves as an important resource available to help your business thrive. We make access to our streamlined permitting process, city officials, and business programs as easy as possible.

We hope that you find this informative guide a useful resource for doing business in Cambridge.

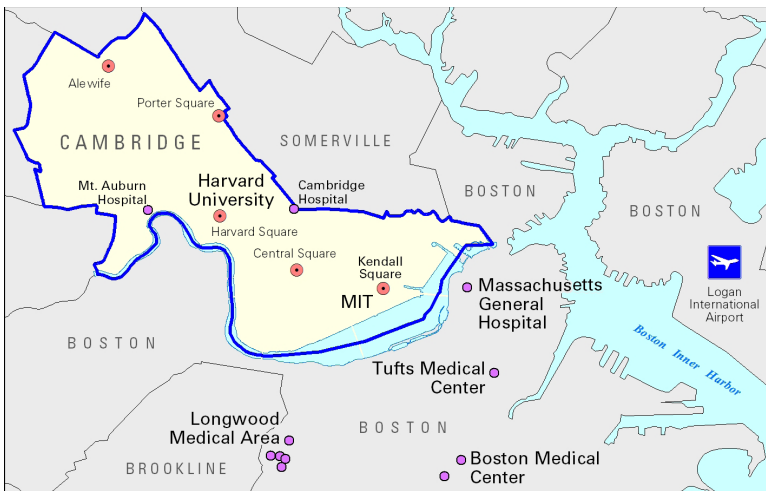


Richard C. Rossi, City Manager



LOCATION & ACCESSIBILITY

Cambridge is located **less than a mile away from Boston**, surrounded by the towns of Arlington and Belmont and the cities of Somerville and Watertown. At **6.26 square miles**, Cambridge has an intimate, personable feel and **excellent transportation access** to the 60 other communities within its 20-mile radius.



By Car: It's easy to jump on to **Interstates I-90 and I-93** from Cambridge. The city is also directly served by **four regional highways**: 2, 3, 16, and 28.

By Air: Logan International Airport is **only five miles away** in Boston, and easily accessible by public transportation, car, shuttle, and taxi services. Logan offers services from 56 air carriers, 50 of which are non-stop carriers. Cambridge is also served by T.F. Green Airport in Providence, RI (50 miles away), Worcester Regional Airport (45 miles away), and Manchester-Boston Regional Airport in Manchester, NH (50 miles away).

By Public Transit: The **Red Line and the Green Line** pass through Cambridge at six subway stations and one commuter rail station. The Massachusetts Bay Transit Authority operates 29 bus routes through Cambridge. Additionally, the EZ Ride Shuttle runs five days a week to connect Cambridgeport, Kendall Square, East Cambridge and Boston's North Station.

By Foot or Bike: Cambridge has **an extensive network of pedestrian walkways and bikeways**, including the Minuteman Bike Trail which connects to Somerville, Bedford, Arlington, and Lexington, MA. Additionally, 33 Hubway stations call Cambridge home, providing bikeshare access to over 13,000 members.

MILEAGE TO MAJOR CITIES

City, State	Miles	Kilometers
Albany, NY	175	2828
Baltimore, MD	357	575
Buffalo, NY	395	636
Concord, NH	75	121
Hartford, CT	115	185
Montreal, Quebec	325	523
New York, NY	235	378
Philadelphia, PA	265	426
Providence, RI	50	80
Washington, DC	391	629



Communities located in a 20 miles radius of Cambridge



DEMOGRAPHICS



POPULATION

Cambridge residents:	105,162 (2010)
3-Mile Radius:	462,925 (2010)
College/Grad Students:	46,505 (2015)
Cambridge households:	44,032 (2010)

AGE (2010)

Median age:	30.2
Majority of residents are between the ages of 20-44	



MEDIAN HOUSEHOLD INCOME (2010-2014)

Cambridge:	\$84,249
Massachusetts:	\$69,160
United States:	\$53,657

DIVERSITY (2010)

White	62%
Black	11%
Asian	15%
Hispanic	8%
Other	4%



74%

of Cambridge residents 25 years or older have a Bachelor degree or higher (2011-2013).

QUALITY OF LIFE

HOUSING

Cambridge is a city of 13 residential neighborhoods filled with rich and diverse communities.

Housing Units: 47,291 (2010)
Owner-Occupied Housing: 35% (2010)

MEDIAN HOUSING SALE PRICE (2015)

Single-Family: \$1.3 million
Multi-Family: \$1.1 million
Condominium: \$612,250

TYPICAL RENTAL PRICE (2015)

One Bedroom: \$2,300
Two Bedroom: \$2,800
Three Bedroom: \$3,400

EDUCATION

Cambridge has 12 public elementary schools, four public middle schools, and one public high school.

Thirteen private schools, 2 charter schools, and numerous pre-schools and special education institutions are located in Cambridge.

Cambridge has a main library and six branches, as well as eighty-two parks, playgrounds, golf courses, and reservations.



WORKFORCE



There are 116,519 people in Cambridge's workforce (2014). Cambridge is home to over 300 life science and technology related companies, including **Amazon, Baxter, Biogen, Broad Institute, Draper**

Laboratories, Facebook, Google, Microsoft, Pfizer, Sanofi/Genzyme, Takeda Pharmaceuticals, and Twitter. A full list is available at <http://cambridgema.gov/business>.

TOP EMPLOYERS (2015)

Company	Employees	Type
Harvard University	11,997	Higher Education
Massachusetts Institute of Technology	8,763	Higher Education
City of Cambridge	2,950	Government
Biogen IDEC	2,700	Biotechnology
Novartis Institute for Biomedical Research	2,457	Biotechnology
Mt. Auburn Hospital	2,115	Health Care
Cambridge Health Alliance	1,713	Health Care
Cambridge Innovation Center	1,678	Startup Incubator
Sanofi/Genzyme	1,600	Biotechnology
Akamai Technologies	1,544	Internet Technology



COMMERCIAL DISTRICTS

CENTRAL SQUARE

Traditionally Cambridge's downtown, Central Square is the seat of city government and serves as an important transportation node with subway and regional bus links. The Square enjoys a vibrant atmosphere from ethnic restaurants, interesting shops, offices, and a diverse nightlife.

EAST CAMBRIDGE

East Cambridge features a longstanding neighborhood retail corridor along Cambridge Street, flanked by Inman Square on the west and Lechmere Square on the east, with a variety of restaurants and specialty shops. Beyond Lechmere Square, the East Cambridge riverfront features hotels, apartment buildings and condominiums, high-tech businesses, the CambridgeSide Galleria regional shopping mall, and the Museum of Science.

KENDALL SQUARE

In the last three decades, Kendall Square has been transformed from a former industrial district to one of the world's leading centers for biotech research and innovation. The Square has seen the accompanying growth of hotels, restaurants, and shops that serve the area's cluster of life science and technology firms, the MIT community, and surrounding neighborhoods. Several major developments occupy part of the Kendall Square area, including Cambridge Center, Cambridge Research Park, Technology Square, and One



Kendall Square. Alexandria Real Estate is in the process of adding another series of major lab and office buildings on the northern side of the district, along Binney Street. Kendall has come into its own as a residential destination as well, with the recent completion of over 900 rental housing units. The area has recently been rezoned for the addition of over 1 million square feet of new space on a series of underutilized properties between Main Street and Memorial Drive.

HARVARD SQUARE

Home to Harvard University, this Square is an international destination, mixing history and learning with contemporary arts and entertainment. A unique blend of restaurants, shops and cultural offerings draws residents, students, professionals and visitors. With 900,000 square feet of retail space, Harvard Square functions as a regional shopping center in a dynamic urban environment.

NORTH POINT

North Point is comprised of an older industrial area and railroad yard located north of Monsignor Obrien Highway. Its close proximity to downtown Boston and public transit have brought increased attention in recent years, with the construction of over 900 units of housing, a new hotel, and the North American headquarters for Education First. The heart of the area is permitted for a 4.4 million square-foot mixed-use project. The project, when built out, will create an entirely new neighborhood of the city and will encompass 2.2 million square feet of commercial/R&D and retail space and 2,400 to 2,700 housing units.

PORTER SQUARE/UPPER MASS AVE

With links to the subway and commuter rail, Porter Square is a local and regional shopping destination with a mix of large and small retail shops. Along Mass. Ave., an assortment of distinctive independent stores serves adjacent residential neighborhoods. The presence of Lesley University in Porter Square also brings the liveliness of student life to the area.



LOWER CAMBRIDGEPORT

This district includes University Park—a 27-acre mixed use development of 2.3 million square feet of office, commercial, hotel, and residential space—and the new Sidney Research Campus, a campus hosting smaller life sciences tenants.

INMAN SQUARE

Inman Square is a lively district with a mix of housing and ground floor retail uses that gives it a strong neighborhood feel combined with shopping and dining activity. Businesses here are primarily owner-operated and include a variety of restaurants, cafes, nightspots and specialty stores.

FRESH POND/ALEWIFE AND HURON VILLAGE

Served by regional roadways and public transit, this area serves businesses, light manufacturing, housing, and retail uses. Fresh Pond is also a major shopping center serving West Cambridge residents, workers, and commuters. Nearby, Huron Village has a cluster of neighborhood restaurants and specialty shops that serve the surrounding community.



REGULATORY & TAX INFORMATION

PERMITTING & LICENSING

Find permitting and licensing contact information at <http://cambridgema.gov/permitsandapplications.aspx>.

TAXES

Fiscal Year 2016 Tax Rates (per \$1,000 assessed value):

Residential:	\$6.99
Commercial/Industrial:	\$17.71
Personal Property:	\$17.71

Cambridge's residential and commercial tax rates continue to be the lowest among surrounding communities and one of the lowest of any city in the state:

City	Cambridge	Boston	Somerville	Waltham	Lexington
Population (2010)	105,162	617,584	75,754	60,632	31,394
Commercial/Industrial Property Tax Rate*	\$17.71	\$26.81	\$20.18	\$29.53	\$28.40
Residential Property Tax Rate*	\$6.99	\$11.00	\$12.53	\$12.14	\$14.60

Cambridge has a Municipal Credit Rating of AAA from 3 major credit rating agencies.



*Per \$1,000 assessed value. Residential rates do not include residential exemption for owner-occupied homes, an exemption which has not been adopted by all communities listed. All tax rates are for FY 2016 only.

RESOURCES

Site Search Assistance

The City manages a list of available commercial properties and makes this information available free of charge. Assistance is available to new and existing businesses seeking office, retail, industrial or R&D space in Cambridge.

Development Log

The City tracks large-scale residential and commercial development projects currently in the permitting or construction phases. The log contains the name and location of each project, the developer, type of use, square footage, and development progress from building review through completion.

For site search assistance, or for more information on doing business in Cambridge, contact the Economic Development Division at 617-349-4637.

CAMBRIDGE CITY COUNCIL

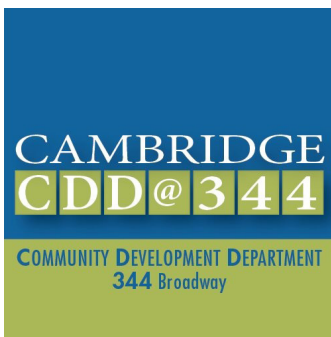
E. Denise Simmons, Mayor Leland Cheung
Marc C. McGovern, Vice Mayor Jan Devereux
Dennis J. Carlone Craig A. Kelley

David P. Maher
Nadeem A. Mazen
Timothy J. Toomey, Jr.

CITY OF CAMBRIDGE

Richard C. Rossi, City Manager
Lisa C. Peterson, Deputy City Manager
Iram Farooq, Assistant City Manager for Community Development
Lisa Hemmerle, Director of Economic Development





City of Cambridge

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